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## Memorandum

**To:** Clark County Historic Preservation Commission

**From:** Keith Jones, Senior Planner

**Date:** January 25, 2022

**Subject:** Staff Consultation – Aegis Phase II  
New Construction at Providence Academy Site - PRJ-163699/LUP-77948

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### **Background and Request**

Aegis Phase I is under construction and consists of two buildings located on C Street. The buildings have a total of 147 apartments and 5,400 square feet of commercial space. The CCHPC reviewed the proposal in 2018.

Aegis Phase II (this project) includes a 6-story, 200-unit multi-family apartment project with 1,769 square feet of ground floor commercial space. An associated 201-space parking structure, 34 surface parking spaces, open space and landscaping is also proposed.

The applicant submitted for a Type II site plan review and SEPA. The application was deemed complete on December 9, 2021. City staff issued a notice of application and mitigated determination of nonsignificance (MDNS) on December 22, 2021. No public comments were received within the 14-day public comment period.

### **Historic Review Process**

The site is within the City's Heritage Overlay District and is on the national and state historic register. The site and buildings are not on the Clark County register. Section 20.510 (Heritage Overlay) of the City's Land Use and Development Code states that HPC review for new construction and alterations to historic buildings is advisory to City staff. **The City code states that City staff shall consult with the HPC prior to making a decision on the application.**

### **Determination of Compliance (Heritage Overlay (20.510.040)**

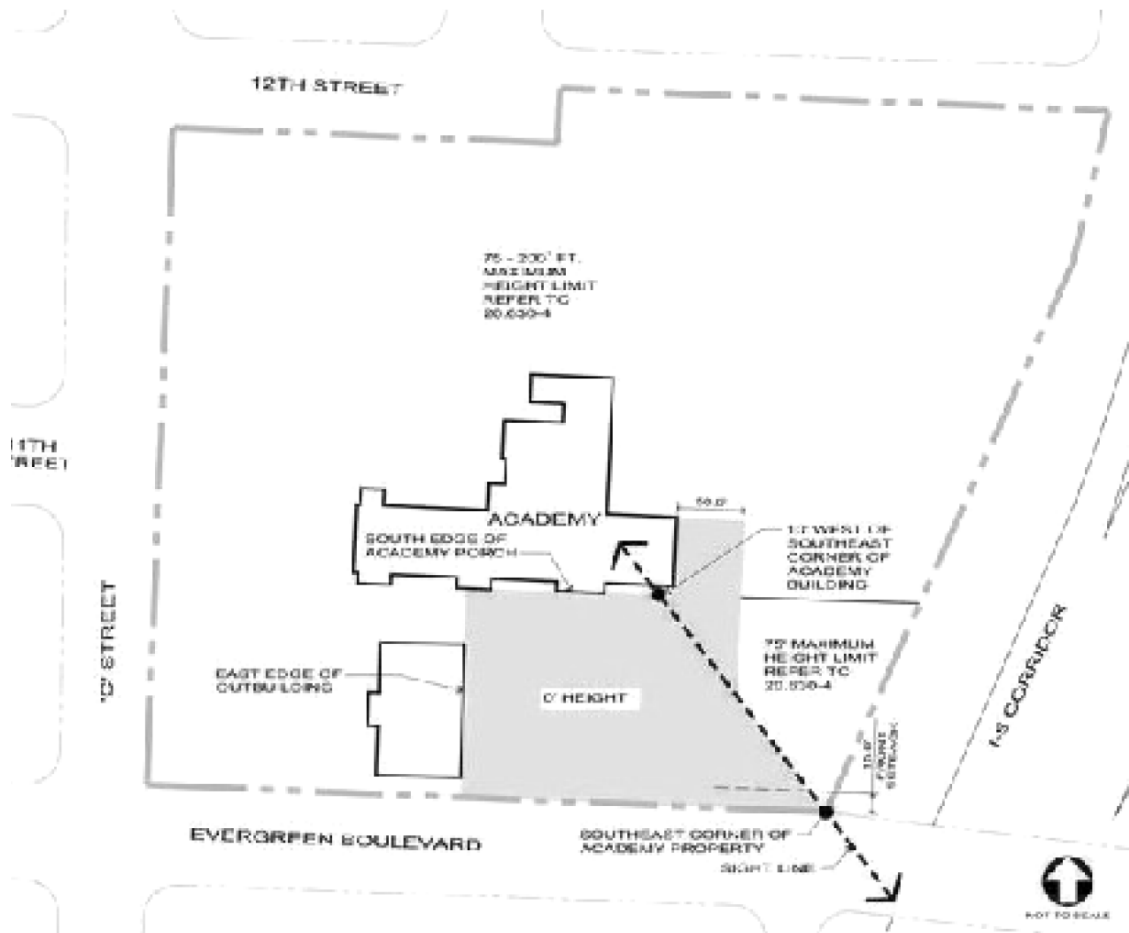
The project complies with the Heritage Overlay requirements as follows:

#### **Section 20.510.030 – Review Process**

*A. New construction. All new construction within a Heritage Overlay District, shall require review by the Planning Official. The standards for such review shall be those standards pertaining to architectural style, design, arrangement, texture, materials, color, and other pertinent factors designated in this section as standards for review of new construction and alterations to buildings within this specific Heritage Overlay District within which such property is located. The Planning*

**Staff Response:** The proposal is for new construction and consultation with HPC is required. Response to applicable requirements are provided below:

a. Construction shall not be allowed in the identified (0 ft) height limit area shown and described in the diagram below. New construction in the identified (75 ft) area and the (75 ft - 200 ft) area shall comply with VMC20.630.050 and the standards and guidelines of this section VMC20.510.020.



b. A view corridor of 50 feet in width and a 0 foot height limit from approximately 11th Street looking east to the Main Academy building shall be preserved. In addition, there shall be one or two view corridors with a 0 foot height limit looking south from 12th Street into the Academy site which shall be a cumulative total of 50 feet in width.

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- c. *All new construction shall be similar in materials and texture to that of the main Academy building, and shall be primarily composed of brick facing, similar in color to that of the main building.*

**Staff Response:** The cladding of the proposed buildings is primarily composed of brick facing (approximately 78%) that is similar in color (red and beige) to that of the main Academy building and Aegis Phase I.

- d. *No sign shall be installed on the main Academy building above the first story. Free-standing signs on the property shall be limited to directional signs and necessary for parking and traffic control, and a limited number of signs advertising businesses on the premises containing an aggregate signage area of not more than 100 sq ft. No sign or sign structure shall be more than 10 feet in height above the ground level.*

**Staff Response::** There are no free-standing signs proposed on the property other than directional signs and those necessary for parking and traffic control. The aggregate area of signage signs advertising businesses for the project will not exceed 100 square feet nor exceed 10 feet in height above the ground.

- e. *New construction shall minimize the removal of existing, mature trees exceeding 30 feet in height, and such construction shall be so located and designed as to preserve views of the main Academy building from East Evergreen Boulevard between the freeway and C Street, and shall preserve a setback from East Evergreen Boulevard of not less than 15 feet for open space and substantial planting, and such setback area shall not be used for parking.*

**Staff Response:** New construction will require the removal of existing on-site trees. These trees include an existing on-site dogwood tree, nine existing maple “street” trees along the northern edge of the site, a spruce and a flowering plum between the Providence Academy building and Building E.

**Staff Conclusion:** The proposal complies with the Heritage Overlay standards.

#### Section 20.510.040 – Determination of Compliance

General. *Determination as to whether a proposed alteration to the exterior of a building, or the design of a new building in a designated historic zone, meets the intent, purposes, and requirements of this chapter, shall be made by the Planning Official, with input from the Clark County Historic Preservation Commission as needed. Demolition permits for buildings listed on the Clark County Heritage Register, State Heritage Register or National Register of Historic Register are subject to approval by the Clark County Historic Preservation Commission, subject to appeal to the City Council, as provided herein.*

**Staff Response:** Staff requests input for the CCHPC regarding the proposal. In particular, staff requests input into the programming of the proposed open space and grounds including suggestions on historic markers, art, furnishings and other techniques of documenting the history of the site.

#### Conclusion

Staff finds the proposal complies with the standards of the Heritage Overlay. Staff requests advice and input from the Historic Preservation Commission as required by the Heritage Overlay.

### **Attachments**

1. Notice of Applicant and SEPA MDNS dated December 22, 2021.



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December 22, 2021

**Notice of Application  
Optional SEPA Mitigated Determination of Nonsignificance  
Aegis Phase II Mixed-Use Development at Providence Academy  
PRJ-163699/LUP-77948**

**Request:** Type II Site Plan Review and Design Review approval to construct a 6-story, 200-unit multi-family apartment project with 1,769 square feet of ground floor commercial space. An associated 201-space parking structure, 34 surface parking spaces, open space and landscaping is also proposed.

The application was accepted May 7, 2020 and deemed fully complete Dec. 9, 2021.

**Location:** 400 E. Evergreen Blvd

**Applicant:** Aaron Wigod, Marathon Acquisition & Development, Inc. 30050 SW Town Center Loop, Suite 200, Wilsonville, OR 97070, 503-582-8442

**Mitigation Measures:** Mitigation measures as follows:

- 1) The applicant shall provide a minimum 93-foot wide view corridor with a zero (0) foot height limit looking south from 12<sup>th</sup> Street into the Academy site.
- 2) The applicant shall provide a minimum 23-foot wide sidewalk within the above-mentioned view corridor. The sidewalk shall extend south from 12<sup>th</sup> street past the south end of the proposed building on 12<sup>th</sup> Street.
- 3) The applicant shall provide an approximate 44,000-square-foot open space area located between the proposed new Aegis Phase II buildings and the existing main Academy building. The open space shall be made available to the public via a recorded document such as an easement, covenant or other document acceptable to the City attorney. The applicant may impose reasonable hours for the area to be open to the public.

**Note:** A meeting will be held before Clark County Historic Preservation Commission (CCHPC). The meeting date has not yet been set. However, once a date is set, the meeting will be noticed by Clark County and the materials and agenda posted to the County website at <https://clark.wa.gov/community-planning/historic-preservation-commission>.

The city will issue a decision on this project after the CCHPC meeting has been held. In rendering a decision on this project, staff will consider any comments received within the comment period below as well as any comments submitted directly to County staff and the CCHPC.

**Comments must be submitted by 4 p.m., January 5, 2022.** After the comment period closes, the planning official will issue a Type II Notice of Decision and final SEPA determination.

This notice is intended to inform potentially interested parties about the proposal; invite them to submit written statements for the record; and inform them of their right to receive a notice of the decision, including a notice of appeal rights.

Failure of any party to address the relevant approval criteria with sufficient specificity may preclude subsequent appeals on that issue. Comments that are directed at the relevant approval criteria are what constitute relevant evidence. Please direct comments to the case manager's email address listed below.

Under the authority of VMC 20.790.230 and WAC 197-11-355, the City of Vancouver will use the optional combined determination of nonsignificance (DNS) and notice of application process. Based on the initial review of the proposed project, the city has determined this agency expects to issue a Mitigated DNS on the proposal, finding the project, subject to compliance with the mitigation measures, will not create probable significant adverse environmental impacts.

The comment period for the notice of application may be the only opportunity to comment on the environmental impacts of the proposal. An approval of this project may include mitigation measures under applicable codes regardless if an environmental impact statement (EIS) is prepared. A copy of the final threshold determination may be obtained upon written request.

All evidence relied upon by the planning official in making the SEPA determination and to make the decision on this application is contained within the public record. The public record for this application is on file and will be made available on request. Copies of this information can be obtained at a reasonable cost. Please include the project numbers when making a request.

During the current COVID-19 crisis, requests to review application materials shall be emailed to the case manager's e-mail address below.

Case Manager: Keith Jones, Senior Planner  
E-mail Address: [keith.jones@cityofvancouver.us](mailto:keith.jones@cityofvancouver.us)



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NAME

Dec. 22, 2021

DATE

